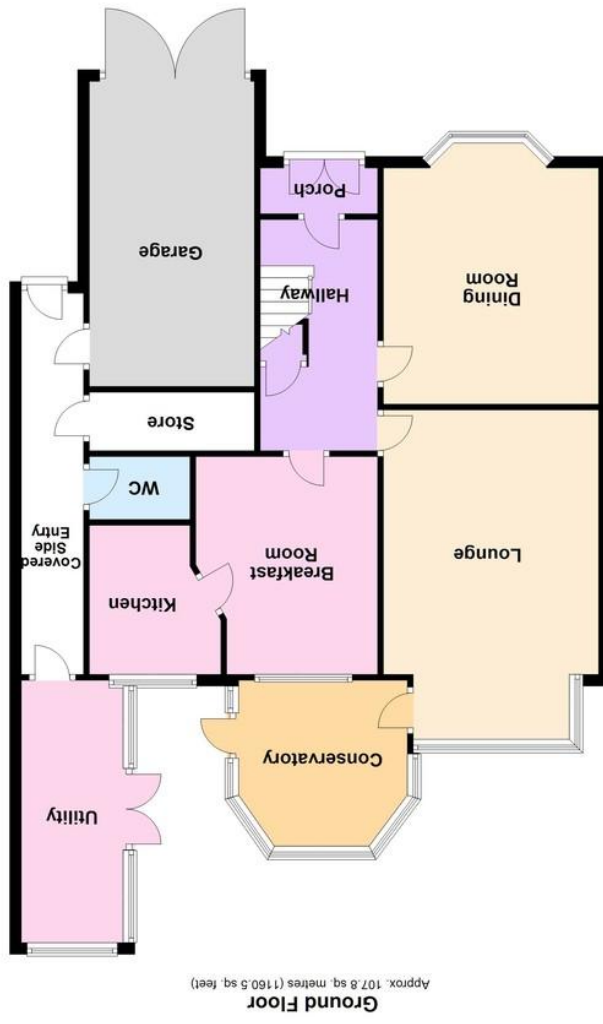
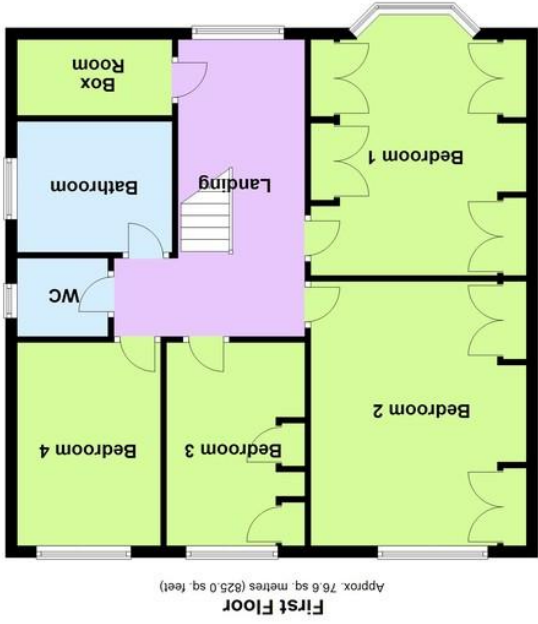
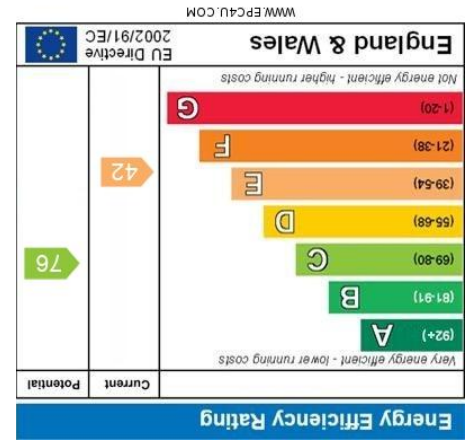


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 184.5 sq. metres (195.4 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.



Walmley | 0121 313 1991



- A CHARMING FOUR BEDROOM TRADITIONAL STYLE SEMI DETACHED
- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE RECEPTION ROOMS
- FITTED KITCHEN AND UTILITY ROOM
- FOUR BEDROOMS
- GARAGE AND MULTI VEHICLE DRIVEWAY
- SPACIOUS SOUTH FACING CONSERVATORY

Rectory Road, Sutton Coldfield, B75 7RS

£470,000



Property Description

A fantastic opportunity to purchase this charming four bedroom traditional semi-detached property offering scope and potential, located in a sought-after area and ideal for those looking to put their own stamp on a home. This property boasts three reception rooms, offering ample living space for a growing family or those who enjoy entertaining guests. With four bedrooms, there is plenty of room for everyone to have their own space.

Situated close to public transport links, nearby schools, local amenities as well as backing onto Rectory Park, this property is conveniently located for families and professionals alike. The property features a kitchen and a bathroom, providing the essentials for comfortable living.

This property is ideal for buyers looking to add value through renovation and create a bespoke living space tailored to their needs. Don't miss out on this opportunity to transform this property into a stunning family home which is available with no upward chain. Contact us today to arrange a viewing and start your journey towards owning this wonderful property.

Outside to the front the property is set well back from the road behind a deep fore garden with lawn, shrubs and hedgerow to perimeter, block paved driveway providing extensive parking with access to the garage and gated access to the rear. Private gated access into Rectory Park.

ENCLOSED PORCH Being approached by double glazed French doors with matching side screens with quarry tiled floor.

WELCOMING AND SPACIOUS RECEPTION HALLWAY Being approached by an opaque glazed reception door with matching side screen, with feature beamed ceiling, stair case with balustrade leading off to first floor accommodation, with useful under stairs storage, radiator and doors off to all rooms.

DINING ROOM 17' 03" into bay x 12' 02" (5.26m x 3.71m) With walk in double glazed leaded bay window to front, feature beamed ceiling, fitted picture rail, fireplace with surround and hearth, radiator.

FAMILY LOUNGE 18' 07" into bay x 12' 02" (5.66m x 3.71m) Having fireplace with surround and hearth, coving to ceiling, radiator, double glazed bay window over looking rear garden and double glazed door leading through to conservatory.

CONSERVATORY 9' 04" max x 9' 04" (2.84m x 2.84m) Having double glazed windows to side and rear elevation, tiled floor and double glazed door giving access out to rear garden.

BREAKFAST ROOM 11' 07" x 10' 03" max x 8' 03" min (3.53m x 3.12m) Having double glazed window to rear, fireplace, a range of built in storage cupboards, further useful walk in storage cupboard and glazed door through to kitchen.

KITCHEN 8' 05" x 5' 10" max x 5' 01" min (2.57m x 1.78m) Having a matching range of wall and base units with work top surfaces over, incorporating one and half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor, set in canopy above, built in electric fan cooker beneath, integrated fridge, integrated dish washer, double glazed window to rear and glazed door leading through to covered side entry.

COVERED SIDE ENTRY With doors leading to rear and front, utility room and guest cloakroom and useful built in storage cupboard, pedestrian access door to garage.

GUEST CLOAKROOM Having low flush WC.

UTILITY ROOM 14' 10" x 5' 09" (4.52m x 1.75m) Having space and plumbing for washing machine and further appliances, double glazed window to side and rear elevation and double glazed door giving out to rear garden.

GALLERIED LANDING Approached by a turning staircase with feature leaded stained glass, double glazed window to front, door leading through to box room, useful storage, a ccess to loft and doors off to bedrooms, bathroom and separate WC.

BEDROOM ONE 14' 09" into bay x 10' 03" to wardrobe (4.5m x 3.12m) Having a range of built in fitted bedroom furniture, comprising three double wardrobes, single wardrobes with cabin style cupboards over, bedside cabinets and dressing table, radiator and leaded double glazed bow window to front.



BEDROOM TWO 14' 08" x 12' 01" max (4.47m x 3.68m) With double glazed window having open aspect views over Rectory Park to rear, a range of built in bedroom furniture, comprising two bedside cabinets, two double wardrobes, chest of drawers, dressing table and storage cupboard, radiator.

BEDROOM THREE 11' 07" x 7' 09" max 6' 08" min (3.53m x 2.36m) Having a range of built in wardrobes with shelving and hanging rail, dressing table and cabin style storage cupboards over, radiator and double glazed window with open aspect views over Rectory Park to rear.

BEDROOM FOUR 11' 06" x 7' 09" (3.51m x 2.36m) Having double glazed window with open aspect views to rear over Rectory Park, radiator.

FAMILY BATHROOM Having a suite comprising panelled bath, vanity wash hand basin with two cupboards beneath and chrome mixer tap, part tiling to walls, fully tiled enclosed walk in shower cubicle with mains fed shower over, radiator, extractor and opaque double glazed window to side elevation.

SEPARATE WC Having low flush WC, part tiling to walls, radiator and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a good sized mature South facing enclosed garden with raised paved patio, with steps leading down to neat tiered lawn garden, with further paved patio area with planted borders, variety of shrubs and trees and fencing to perimeter.

GARAGE 17' 02" x 7' 11" (5.23m x 2.41m) Having double timber opening doors to front, light and power, wall mounted gas central heated boiler and pedestrian access door leading to covered side entry. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media & Openreach.

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

